176.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	602,300 / 602,300
					USE VALUE:	602,300 / 602,300
					ASSESSED:	602,300 / 602,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILDMAN JEANNE M
Owner 2:	FELKNOR CHRISTOPHER A
Owner 3:	
Street 1:	44 KILSYTHE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1166 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	220,400	3,900	378,000	602,300
Total Card	0.092	220,400	3,900	378,000	602,300
Total Parcel	0.092	220,400	3,900	378,000	602,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.55 | /Parcel: 516.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,300	3900	4,000.	378,000	602,200	602,200	Year End Roll	12/18/2019
2019	101	FV	199,100	4000	4,000.	372,600	575,700	575,700	Year End Roll	1/3/2019
2018	101	FV	212,400	4000	4,000.	286,200	502,600	502,600	Year End Roll	12/20/2017
2017	101	FV	212,400	4000	4,000.	270,000	486,400	486,400	Year End Roll	1/3/2017
2016	101	FV	212,400	4000	4,000.	248,400	464,800	464,800	Year End	1/4/2016
2015	101	FV	200,500	4000	4,000.	232,200	436,700	436,700	Year End Roll	12/11/2014
2014	101	FV	200,500	4000	4,000.	213,800	418,300	418,300	Year End Roll	12/16/2013
2013	101	FV	200,500	4000	4,000.	213,800	418,300	418,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EASTWOOD PATRIC	30602-445		8/30/1999		287,500	No	No		
	21313-566		7/1/1991		173,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2005	665	Re-Roof	4,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	MEAS&NOTICE	BS	Barbara S
11/20/2008	Meas/Inspect	345	PATRIOT
6/19/2000	MLS		
4/26/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	276	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 118214
GIS Ref:
GIS Ref:
Insp Date: 06/22/18

!13744!

PRINT

Date	Time
12/11/20	03:39:32

LAST REV

Date	Time
07/10/18	10:58:42

apro

PAT ACCT.: 13744

USER DEFINED

Prior Id # 1:	118214
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.02900207
Adj $ / SQ:	180.590
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319481
Depreciation:	99039
Depreciated Total:	220442

COMMENTS

SCUTTLE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	1

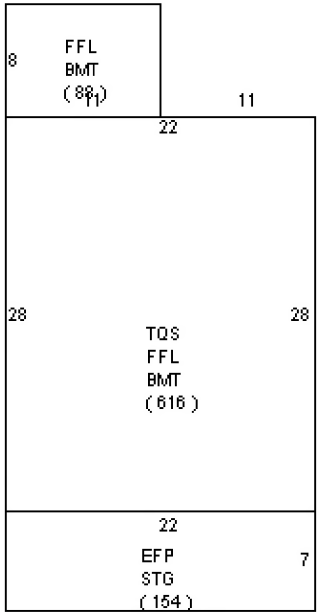
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.59
Special Features:	0	Val/Su Net:	101.19
Final Total:	220400	Val/Su SzAd	189.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	704	54.180	38,141
FFL	First Floor	704	180.590	127,135
TQS	3/4 Story	462	180.590	83,433
EFP	Enclos Porch	154	46.210	7,116
STG	Storage	154	7.510	1,157

Net Sketched Area:	2,178	Total:	256,982
Size Ad	1166	Gross Are	2332	FinArea	1166
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1927	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	10X12	A	AV	1998	5.38	T	16.8	101			500			500

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900